

## Property owners along Cowichan Heads

Property owners along Cowichan Head should be concerned at the "Draft Interim Plan" proposed by CRD staff. The draft plan is based on the **Cordova Strategy** at <http://www.crd.bc.ca/parks/islandview/documents/CordovaShoreConsStratFinalInclNoteAppend.pdf> and in that the language used was clear - but the language used in the draft interim plan is not as understandable. The Cordova Strategy views as a threat the stabilization of the cliff face on Cowichan Head - they want the cliffs to collapse into the sea to provide sand for the dunes on the Tsawout reserve:

### **Cordova Strategy**

*P.43 **Threats.** Disruption to sediment supply through shoreline armouring, vegetation stabilization; invasive plants may accelerate stabilization*

*P.49 Coastal sand ecosystems depend on the movement of sand from source areas such as the Cowichan Head bluffs to beaches, dunes, and spits. Reduced supply or disruptions to sand movement can stabilize dunes and spits and accelerate vegetation succession, or erode the beach or dune margin.*

*P.54 A9. Recognize, through municipal plans and park management, the physical and ecological connections between these biophysical systems including the movement of sand from Cowichan Head which sustains dunes and the spit, as well as the movement of sediment and nutrients into Saanichton Bay, Saanichton Lagoon, and Tsawout Wetland through tidal circulation.*

*P. 55 A11. Encourage the use of municipal tools including development permit areas to protect active bluffs and coastal sediment transport. **The overall goal is to sustain sediment supply to Cordova Shore's coastal sand ecosystem (TIXEN), which depends on maintaining natural rates of bluff erosion at Cowichan Head** and uninterrupted coastal sediment transport. Use the District of Central Saanich's OCP as a model.*

*P. 58 A39. **Encourage the District of Central Saanich, District of Saanich, and coastal landowners to maintain natural rates of bluff erosion at Cowichan Head.***

*P.58 A41. **Support ecologically-sensitive development planning to protect actively eroding bluffs at Cowichan Head** and prevent infilling of the Tsawout Wetland.*

When they speak of "development planning to protect actively eroding bluffs at Cowichan Head", they mean having government controls to stop private property owners from stabilizing their cliffs - they want those cliffs to keep eroding.

That was the Cordova Strategy. The same intent has been incorporated into this new "Draft Interim Plan" now advanced by CRD staff, but the language used is more subtle and only when read in conjunction with the Cordova Strategy does the intent become clear, that the CRD staff want private property owners to be stopped from stabilizing their cliffs.

The Draft Interim Plan is at <http://www.crd.bc.ca/parks/islandview/documents/2013-IVBDraftInterimPlan.pdf>

**P.49 8. Address Impacts from Adjacent Lands**

- *Support the District of Central Saanich, District of Saanich, and coastal landowners in maintaining natural rates of bluff erosion at Cowichan Head.*
- *Support ecologically-sensitive development planning to protect actively eroding bluffs at Cowichan Head and prevent infilling of the wetland complex.*
- *Collaborate with surrounding landowners and conservation partners to protect key ecosystems contiguous with the park.*

**The Friends of Island View Beach take the position**

- the scope of the park plan should be limited to matters within the park borders.
- The plan should not interfere with the right of property owners outside the boundaries of the park to stabilise their properties.

*The **Friends of Island View Beach** provides a voice for responsible stewardship and sound management of Island View Beach Regional Park, for the benefit of all people of the region.*  
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